

**Minutes of the Zoning Board of Appeals
July 23, 2008**

**Hearing: #08-06
Sections: 5.1 & 1.42
Time: 7:30pm**

Present: David Perry – Chairman, Joseph Daigle, Terry Girouard, Donna Brooks, and Cheryl Anderson

1. David Perry opens Hearing, introduces Board.
 - a. Explains rules of Hearing, explains four requirements of Variance
2. David turns floor over to appellant – David Parker.
 - a. Change plan to 28 feet from roadway
 - b. South boundary 4 feet to 16 feet off line with shape of lot
 - c. Septic system between house and street
3. Fran Ziperstein – owner of record – speaks.
4. Gary Roy – closet abutter – speaks.
5. Larry Venis – south abutter, 74 Lakeshore Drive.
6. Donna asks if appellant would hire a surveyor.
 - a. Would not want to
7. David asks if they could move the building north 2 feet so as to allow 6 feet from line.
8. Cheryl discusses setbacks with appellant.
9. David asks where driveway ends.
 - a. Advised
10. Dimensions – (Garage) 24' x 30', 20 feet high.
 - a. No upstairs – storage only
11. Entered into record – letter from ConCom.
 - a. Read by David to all present
 - b. Numbered 1 of 1, 1 sheet
12. David asks about further questions.
 - a. None
13. Board moves on to house additions.
14. Chair entertains motion on 1.42.

15. Cheryl makes motion that 1.42 applies as structure was built prior to 1970 therefore a Finding of pre/non exists and a Special Permit may be sought.
 - a. Terry seconds
 - b. Vote – Unanimous in the affirmative
16. Discussion on request by Cheryl and Board members.
 - a. Appellant explains distances
 - b. Height no higher than 35 feet
 - c. No closer than 15 feet to the left side line
 - d. No closer than 19 feet to the right side line
 - e. Roadway approximately 120 feet from structure
17. David asks for any further questions.
 - a. None
18. David closes Hearing at 8:50pm, explains the rules of appealing any decisions etc. and time frames for both Variances/Special Permits.
19. Board decides to enter deliberations.
 - a. Cheryl makes motion as such
 - b. Terry seconds
 - c. Vote: Unanimous to deliberate
20. Chair entertains motion on garage.
 - a. Terry makes motion to grant Variance with conditions
 - b. Cheryl seconds
 - c. Vote: Unanimous to grant
21. Chair entertains motion on house.
 - a. Terry makes motion to grant Special Permit.
 - b. Cheryl seconds
 - c. Vote: Unanimous to grant
22. Board reviews minutes of 11/28/07 – no revisions.
 - a. Donna makes motion to accept
 - b. Terry seconds
 - c. Vote: Unanimous
23. Board reviews minutes of 12/5/07.
 - a. Corrections:
 1. #3 – insert 6 in 1 of
 2. #4a – insert 6 in 2 of
 3. #4d1 – insert 6 in 4 of
 4. #4d2 – insert 6 in 3 of
 5. #11a – insert 6 in 5 of
 - b. Donna makes motion to accept corrections
 - c. Terry seconds
 - d. Vote: Unanimous

24. Board reviews minutes of 12/12/07 – no revisions.
 - a. Donna makes motion to accept
 - b. Terry seconds
 - c. Vote: Unanimous
25. Board reviews minutes of 1/9/08 – no revisions
 - a. Donna makes motion to accept
 - b. Terry seconds
 - c. Vote: Unanimous
26. Board reviews minutes of 2/27/08 – no revisions.
 - a. Donna makes motion to accept
 - b. Terry seconds
 - c. Vote: Unanimous
27. Board reviews minutes of 3/5/08 – no revisions.
 - a. Donna makes motion to accepted
 - b. Cheryl seconds
 - c. Vote: Unanimous
28. Board reviews minutes of 4/23/08.
 - a. David states that there was no mention of Mr. Gallant being present during deliberations of #08-02 and trying to add information but advised he could not add information by chair.
 - b. Cheryl makes to accept with revision.
 - c. Joe seconds
 - d. Vote: For: David, Terry, Joe, Cheryl
Abstain: Donna
29. Motion to adjourn at 9:40pm by Donna.
 - a. Cheryl seconds
 - b. Vote: Unanimous

Respectfully submitted by Joseph Daigle, Clerk